

New Renaissance Zone Boundaries - Sept. 2015



24-A, 25-A, 26-A Boundary timeline: April 1, 2008 - April 1, 2023
All other blocks: Dec. 8, 2003 - Dec. 8, 2018

Contact Information:
Jane P. Priebe, CECD
Economic Development Director
701-642-8559
janep@wahpeton.com

Rikki Roehrich
Renaissance Zone Program
Manager
Division of Community Services
701-328-2687
rroehrich@nd.gov

Electronic copies of the 2015 Zone Map,
New Guidelines for Project Type, and
Amended Development Plan can be
found on the City of Wahpeton website:
<http://www.wahpeton.com/>

Click on Economic Development/Renaissance
Zone tabs

For a copy of the State
**Renaissance Zone
Program** booklet, visit
this web site:

[http://www.nd.gov/dcs/
community/zone/](http://www.nd.gov/dcs/community/zone/)

For additional information from
the State of North Dakota
Department of Commerce
Division of Community Services
visit:

[www.nd.gov/tax/taxincentives/
renaissance](http://www.nd.gov/tax/taxincentives/renaissance)

CITY OF WAHPETON RENAISSANCE ZONE PROGRAM

Economic Development
1900 4th Street North
Wahpeton, ND 58075

*"A great tool for community
redevelopment and economic
investment"*

Inside this brochure:

- What is a Renaissance Zone?*
- Where are Wahpeton's
Renaissance Zone Boundaries?*
- Who qualifies for Renaissance
Zone Tax Exemption
Incentives?*
- How do I apply for Renaissance
Zone Designation?*
- What are the program
incentives?*
- When is the best time to
apply?*

What is a Renaissance Zone?

The Fifty-sixth Legislative Assembly in 1999 created the Renaissance Zone Act under N.D.C.C. ch. 40-63 to make it possible for North Dakota cities to apply to the state and create a Renaissance Zone within their jurisdiction. The size of the defined geographical area is based on population and public buildings within the zone's boundaries. Such an area is typically in the central city consisting of residential and commercial properties that need to be revitalized and redeveloped to attract businesses and residents. The Act provides for certain types of tax exemptions and credits to encourage investment in these properties.

Where are Wahpeton's Renaissance Zone Boundaries?

Wahpeton is approved for 34 blocks with an additional 1/2 block for each federally exempted public building. Once the initial 15 years have expired, the community may opt to extend the program in 5 year increments thereafter. New boundary in 2015 includes 33 1/2 blocks.

Who qualifies for Renaissance Zone Tax Exemption incentives?

There are several different ways to qualify for Renaissance Zone designation. Any taxpaying entity **in good standing** with the State and the City *may* be eligible for tax incentives when they:

- Construct a new building within the Zone

Renaissance Zone Information

FREQUENTLY ASKED QUESTIONS

- Rehabilitate a building in the Zone
- Buy a building or primary residence in the Zone and make significant improvements
- Lease space in the Zone for a new or expanding business
- Continue a lease in a building being rehabilitated as a Zone project

The required level of investment to qualify as a Renaissance Zone Project varies based on the type of project. It is also possible to have more than one project in a single building, such as rehabilitation of a building and multiple leases.

Designation as a Renaissance Zone Project **is required** to be eligible for any incentives. Potential projects must be approved by the Renaissance Zone Authority, the City Council, and the North Dakota Department of Commerce/Division of Community Services prior to any work being completed or any lease being signed. ***If a project has not received the required approvals before starting, the project is NOT eligible for designation as a Renaissance Zone project or for RZ tax incentives.***

How do I apply for Renaissance Zone Designation?

Applications and necessary forms needed to apply as a zone project are available at the

Wahpeton City Hall, Economic Development Office or can be downloaded on our website at www.wahpeton.com (under Economic Development/Renaissance Zone).

What are the program incentives?

Incentives are in the form of 5-year property tax exemptions, 5-year state income tax exemptions, and historic tax credits.

Current Residential Property: If the owner makes all the necessary improvements to eliminate poor conditions and meets the greater of: 20% of true & full value prior to improvements OR \$20,000 of capital investment, then the city *may* offer a 5-year property tax exemption on improvements only.

New Residential Property: A 5-year declining partial property tax exemption *may* be offered. If the owner opts for the standard 2-year property tax exemption on the first \$150,000 value of the home, then there is no zone project.*

New Commercial Construction or Additions: A 5-year declining partial property tax exemption *may* be offered if there is a minimum investment of \$20/sf in capital improvements.

Current Commercial Property: Property owner must make capital improvements equal to the greatest of: 50% of true & full value prior to improvements or \$10,000 of capital investment. The city *may* offer a 100% property tax exemption for 5 years on the improvements only.

Commercial Leases: Continued leases in buildings being rehabilitated as a zone project will be considered as 'new/leases'.

A vacant property that is converted to parking for public or private use is not an eligible zone project. Zone projects must be income producing properties.

When is the best time to apply?

You will disqualify yourself completely or significantly reduce tax advantages if you do one or more of the following activities BEFORE receiving formal approval as an RZ project:

- make a purchase,
- construct a new building
- begin rehabilitating a structure, or
- lease to a new tenant

We suggest you **apply early on in the process** and find out if your plans to make improvements within the zone qualify you for tax incentives.

The Renaissance Zone Board typically reviews applications on the 1st Monday and 3rd Thursday of every month.

*Visit the City Assessor for further explanation of new home construction property tax incentives—701-642-8449

NOTE: New Blocks were added or amended September 8th, 2015 [Resolution #3575]. The City Council formally adopted an amended Renaissance Zone Development Plan and the New Guidelines by Project Type on December 7, 2015 [Resolution # 3587]